



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5540
Facsimile (508) 829-0252

ZONING BOARD OF APPEALS PUBLIC HEARING, April 19, 2018

Zabecca II, LLC (Candice & Michael Ross)

Case No. SP-1802

The Zoning Board of Appeals held a public hearing on Thursday, April 19, 2018 at 7:15 p.m. in the Holden Senior Center on the Petition of Zabecca II, LLC for property located at 8 Colonial Rd. for an amendment to rescind the SPECIAL PERMIT that was granted on May 10, 2007 from the deed.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, R. Fraser, R. Butler (1st Alternate), and David George (2nd Alternate)

Others in attendance: David Lindberg – Building Commissioner, Carol Perkins – Secretary, Candice & Michael Ross – Petitioners, Atty. Todd Rodman – Seder & Chandler, LLP

R. Spakauskas reviewed the procedures for the hearing and R. Fraser made a motion to waive the reading of the application and findings of fact; R. Butler seconded that motion.

R. Spakauskas then invited the petitioner to address the board. Atty. Rodman stated that C. & M. Ross recently purchased the Wachusett Children's Center and in 2007 under previous ownership, a Special Permit was granted to run this business. However, under the Dover Agreement, a special permit is not required and Atty. Rodman asked the board to consider the request to rescind or amend this special permit from the deed. Atty. Rodman submitted a letter prior to the meeting on April 19, 2018 stating the proposed amendments if the board decides to amend this permit.

D. Lindberg agreed that under the Dover Agreement, a Special Permit is not required and discussed this with the Town Planner and they both recommend vacating this Special Permit. S. Annunziata asked about parking issues. C. & M. Ross stated there are no parking issues as traffic flows as it is marked. There were no further comments or questions.

R. Spakauskas thanked everyone and provided a review of the appeal period. S. Annunziata made a motion to vote and R. Butler seconded.

The Board unanimously voted 5-0 to rescind the Special Permit that was granted on May 10, 2007 from the deed for property located at 8 Colonial Rd. with the following conditions:

1. Hours of operation are Monday – Friday from 7:00 a.m. to 5:00 p.m.

The public hearing was closed at 7:40 p.m.

New Business/Other Business

- The board members reviewed the Citizens' Housing and Planning Association (CHAPA) letter dated March 29, 2018 stating the Fisher Terrace 40B project which has eight (8) affordable units is now closed. MassHousing is in the process of a final review and will issue a final report to the Town.

Ronald E. Spakauskas, Chairman